

PLAT OF SURVEY FOR YOUNKER CONSTRUCTION IN THE NW.FR. 1/4 OF THE NW. 1/4 OF SECTION 31, T76N, R27W OF THE 5TH P.M., CITY OF WINTERSSET, MADISON COUNTY, IOWA.

COMPUTER
RECORDED
COMPARED

NW. COR.
SEC. 31-76-27

FD. DOT C.I.R.
4.52' NW. COR.

EXISTING R.O.W. RAIL
3.0' S. OF LINE

S. R.O.W. LINE HWY.#92

N.89°05'32"W. 582.59'

CURVE DATA

R = 904.90'
Δ = 03°31'59"
L = 55.80'
CHD = S.78°33'06"W.
55.79'

FILED NO. 729
TOWN BOOK 2 PAGE 186
93 SEP 17 PH 3: 52

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 11.00
AUD \$

AREA = 12.3520 ACRES

PARCEL A

N.0°00'00" 1317.93'

N



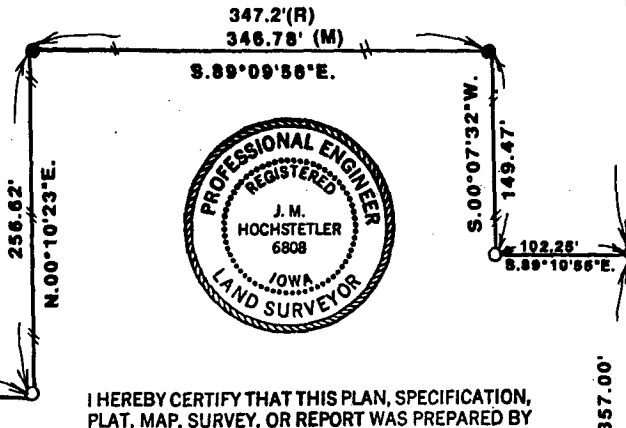
DATE OF SURVEY: 5/7/93
○ C.I.R. #8808 SET
● C.I.R. #8041 FD.
△ I.D.O.T. CIR. FD.
□ I.D.O.T. R.O.W. RAIL FD.
▲ 1/2" I.R. FD.
(R) RECORDED LENGTH
(M) MEASURED LENGTH

SEE ATTACHED SHEET
FOR LEGAL DESCRIPTION

S.00°11'37"E. 992.01'

N.00°04'29"W. - 895.80'

WEST LINE EAST 5.52 ACRES NW.FR.1/4 NW.1/4
1252.80'(R&M)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY REGISTRATION

EXPIRES Dec. 31, 1993

SIGNED *J.M. Hochstetler* DATE 5/10/93
J.M. HOCHSTETLER IOWA REG. NO. 6808

N. LINE LANE STREET R.O.W. & S. LINE NW.FR.1/4 NW.1/4

SW. CORNER
NW.FR.1/4 NW.1/4
SEC. 31-76-27

S.89°11'29"E.
1387.11'(M)
1385.8'(R)

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
71 JEFFERSON STREET
WINTERSSET, IOWA 50273

LEGAL DESCRIPTION:

A parcel of land in the Northwest Fractional Quarter (NW. Fr. 1/4) of the Northwest Quarter (NW. 1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa described as commencing at the Southwest Corner of said NW. Fr. 1/4 of the NW. 1/4 thence South 89°11'29" East 1387.11 feet along the South line of said NW. Fr. 1/4 of the NW. 1/4 to the Southwest Corner of the East 5.52 acres of said NW. Fr. 1/4 of the NW. 1/4; thence North 00°04'29" West 357.00 feet along the West line of said East 5.52 acres to Point of Beginning; Thence continuing North 00°04'29" West 895.80 feet to the South Right-of-Way line of Iowa Highway No. 92; Thence North 89°05'32" West 582.59 feet along said South Right-of-Way line; Thence Southwesterly 55.80 feet along a 904.90 feet radius curve concave Southeasterly having a 55.79 feet chord bearing South 78°33'06" West; thence South 00° 11'37" East 992.01 feet; thence South 89°11'54" East 185.60 feet; thence North 00°10'23" East 256.62 feet; thence South 89°09'56" East 346.78 feet; thence South 00°07'32" West 149.47 feet; thence South 89°10'55" East 102.25 feet to Point of Beginning containing 12.3520 acres.